

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION FOR ELDERLY HOUSING
IN THE DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77, PARCEL C-2-E

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown, Waterfront, Faneuil Hall Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Ausonia Council No. 1513 Knights of Columbus has expressed an interest in and submitted a satisfactory proposal in the "Project Area";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ausonia Council No. 1513 Knights of Columbus be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-2-E subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) evidence of the availability of necessary equity funds; and
 - (ii) working drawings indicating the number and composition of the units for new construction; and
 - (iii) evidence of financing commitments from banks or other lending institutions; and
 - (iv) proposed development schedules.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for development.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

AUGUST 9, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL C-2-E
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

Parcel C-2-E is located at the corners of Lewis, Commercial and Fulton Streets (174-204 Commercial Street and 151-185 Fulton Street) in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area. This site contains approximately 19,000 square feet, and at present there are buildings on it which will be demolished at the appropriate time during the development process.

Developer interest has been publicly solicited by the Authority for submission of a proposal for this site for the construction of elderly housing. A review of the submissions filed in competition has been completed with emphasis given to not only the design proposal but also the experience of the development team in constructing elderly housing.

The submission the Ausonia Council No. 1513 Knights of Columbus located at 41 North Margin Street, Boston, was considered to fulfill all of the requirements of the Developer's Kit. Their proposal calls for the construction of a single building containing both a five story and a ten story wing. On the roof of the five story wing will be garden space and the first floor of the entire structure will contain commercial facilities. The building will contain a total of 106 living units of which 28 will be efficiencies and 78 will be one bedroom units. The Developer has chosen the firm of Garufo and Roberts of Cambridge as their architects. The Peabody Construction Company will be the general contractor for the development. LiDaPell Corporation of Boston will serve as development consultants. It is considered that this development team has the necessary experience in this type of elderly development to successfully complete the Project.

It is therefore recommended that the Authority tentatively designate Ausonia Council No. 1513 Knights of Columbus as Redeveloper of Parcel C-2-E in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.

An appropriate Resolution is attached.

Attachment